

FOR LEASE



# SPRING VALLEY CROSSING

14211 Coit Road, Dallas | TX 75254



## PROPERTY OVERVIEW

- Anchored by El Rancho Supermarket & Leslie's Swimming Pool Supplies
- GLA of +/- 108,315 SF

## LOCATION OVERVIEW

- Located in north Dallas
- Nearest Intersection: South Coit Rd. & Spring Valley Rd.
- Dallas County
- Traffic Count: 45,000 AADT

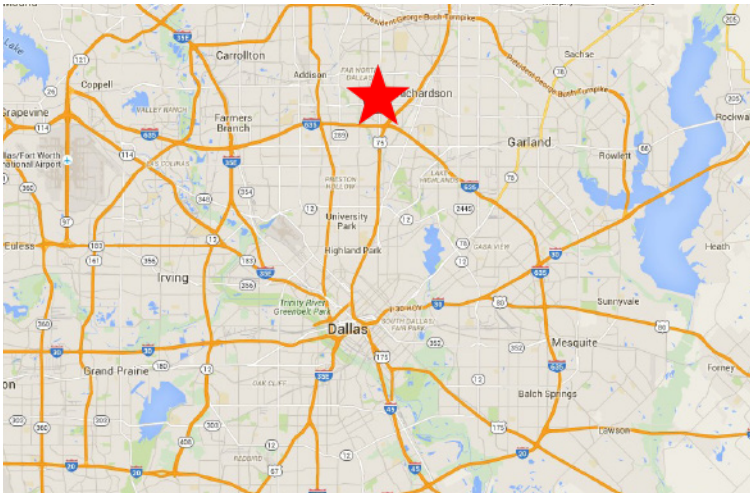
[www.GatorInvestments.com](http://www.GatorInvestments.com)

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016

James A. Goldsmith, Lic. Real Estate Broker

**LEASING INFO: 877.459.9605**

[Leasing@GatorInvestments.com](mailto:Leasing@GatorInvestments.com)



## DEMOGRAPHICS

• 2021

**14211 COIT ROAD  
DALLAS, TX 75254**

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	28,724	151,205	389,418
AVG. HH INCOME	\$95,483	\$112,305	\$114,973
AVG. AGE	32	36	36



Owned and Operated By A  
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